BILL GARRETT, Davidson County
Trans:T20130098969 DEEDQC
Recvd: 11/21/13 11:45 3 pgs
Fees:17.00 Taxes:0.00
20131121-0120073

This Instrument Prepared By:
Law Office of Matt Potempa, PLLC
2122 21st Avenue South
Nashville, TN 37212

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Cynthia Cunningham and Michael Cunningham, wife and husband,** hereinafter called Grantors, have bargained and sold and by these presents do hereby quitclaim and convey to the **Trustees of the Michael E. Cunningham and Cynthia J. Cunningham Living Trust, dated September 26, 2013,** all of our rights, title, life estate and interests in all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at **5986 Pettus Road, Antioch, TN 37013.**

BEING the same property conveyed to Cynthia Cunningham and Michael Cunningham, wife and husband, by **Lisbeth A. White**, unmarried, of record in Instrument 20100816-0064352, Register's Office of Davidson County, Tennessee.

The property herein conveyed is subject to such limitations, restrictions, easements, and encumbrances as may affect said property.

Instrument prepared by information provided by Grantors. No new title search was done.

The above reference property is the primary residence of the Grantors.

WITNESS my hand and seal on this 17th day of October, 2013.

Cynthia Cunningham

Michael Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Michael Cunningham and Cynthia Cunningham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, this 17th day of October, 2013.

My Commission Expires 12/6/16

CYNTHIA J. HOEGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this _____day of October, 2013.

My Commission Expires_____

Notary Public

NAME AND ADDRESS OF NEW OWNER	**SEND PROPERTY TAX STATEMENT TO:**	**MAP & PARCEL NO.**
Michael E. Cunningham and Cynthia J. Cunningham Living Trust 5986 Pettus Road Antioch, TN 37013	~~Franklin American Mortgage~~ ~~501 Corporate Centre Drive~~ ~~Ste 400~~ ~~Franklin, TN 37067~~ SAME AS NEW OWNER	182 000 20600

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
21 **Day of** Nov, **20**13.
Deputy Register

EXHIBIT "A"

Land in Davidson County, Tennessee, and described according to survey prepared by Allen Trumbro, RLS No. 1127, Land Surveying Consultants, 610 West College Street, Ste. 145, Murfreesboro, TN 37130, as follows:

Beginning at an iron rod situated in the easterly margin of Pettus Road, said point being 450 feet, more or less, north of the intersection of Old Hickory Boulevard in the 31st Councilmatic District of Nashville, Davidson County, Tennessee.

Thence, with said road and around a curve having a central angle of 03 deg., 14 min. 58 sec, a radius of 4408.02 feet, a length of 250.00 feet and a chord which bears N 05 deg., 49 min. 41 sec., W for a distance of 249.97 feet to an iron rod in the southerly line of the property conveyed to Diane Woolfolk, of record in Book 11459, page 426, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, N 83 deg., 38 min. 22 sec. E, a distance of 435.54 feet to an iron rod;

Thence, S 73 deg. 00 min. 59 sec. E a distance of 491.88 feet to an iron rod;

Thence S 08 deg. 57 min. 43 sec. E a distance of 105.42 feet to an iron rod;

Thence S 61 deg. 35 min. 05 sec. W a distance of 190.00 feet to an iron rod;

Thence S 87 deg. 57 min. 35 sec. W a distance of 252.72 feet to an iron rod;

Thence N 83 deg. 57 min. 06 sec. W a distance of 477.31 feet to the point of beginning and containing 5.63 acres of land, more or less.